

January 7, 2004

**Public Notice for 401 Water Quality Certification and/or Waste
Discharge Requirements (Dredge/Fill Projects)**

**Linwood Residential Subdivision Project
WDID No. 1B03168WNSO
Sonoma County**

On September 3, 2003, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Dr. Laurence Stromberg, on behalf of Christopherson Homes, Inc., requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the Linwood Residential Subdivision Project in Sonoma County. The application was sent with an initial fee of \$1,000, and on September 22, 2003, the remaining \$3,500 fee was submitted. The application was deemed complete on October 2, 2003. The proposed project causes disturbances to waters of the state associated with seasonal wetland habitat in the Santa Rosa Hydrologic Unit No. 114.22.

The proposed project is comprised of 12 parcels, totaling approximately 35.7-acres located southeast of the Sonoma County Fairgrounds in the eastern part of the City of Santa Rosa, along the south and the west side of Linwood Avenue, between Linwood Avenue and Meda Avenue (APN's 038-255-002, -003, and -004; 044-033-001, -004, -006, -010, -011, -012, and -013; and 044-200-012 and -013).

The proposed project consists of the construction of a residential development project on the 35.7-acres site. The proposed project includes 141 detached, single family lots ranging from 2,800 square feet (s.f.) to 31,000 s.f.. The average lot size is 4,000 s.f. In addition, the proposal includes 32, one and two bedroom apartments, which would be constructed in multi-family units. The apartments would range in size from 621 s.f. to 1,776 s.f.. The proposed project will have front-loaded homes, as well as alley accessed homes, with rear facing garages. Affordable units will be included in the construction of the town homes and the apartments. As part of the project, Linwood and Brookwood Avenues will be widened and improved to include current City street standards.

According to the application, approximately 7.71 acres of open space will be retained in the center of the development. The open space has been situated to preserve the most prominent natural features on the site. The open space will be owned and maintained by the Homeowners Association, however, access will be provided to the public.

The proposed project will result in the filling of gully and seasonal wetland habitat. The total area of jurisdictional habitat to be permanently filled is approximately 1.101-acres, consisting of 0.060-acre of gully and 1.041-acres of seasonal wetland habitat. The gullies support hydrophytic vegetation in places, and other sections are undergoing headcutting and a lack of vegetation. The gullies are generally shallow features, only one to three feet deep, with steep to vertical side slopes. The seasonal wetlands are generally sloping and are characterized by saturated soils. A first-year special-status plant survey was conducted during the late spring and early summer of 2003, on March 16, April 14 and May 6, 2003. The survey was conducted by thoroughly searching each of the wetland areas and conducting a wandering transect through the annual grassland habitats. The survey results indicate that there is very marginal potential habitat for all three of the federally listed plant species, Sonoma sunshine (*Blennosperma bakeri*), Sebastopol meadowfoam (*Limnanthes vinculans*), and Burke's goldfields (*Lasthenia burkei*). Several native plant species are present on the site, however, no special-status plants were observed on the

Linwood site during the first-year survey. A second-year survey is not required, nor is one planned, due to the fact that the site is not located on the Santa Rosa Plain.

The California Tiger Salamander (*Ambystoma californiense*) (CTS) was emergency-listed by the USFWS (Service) in 2002 and on March 19, 2003 as Endangered. According to the applicant, the site is located just within the margin of the range limit of the Sonoma Distinct Population Segment of the CTS as established by the Service. During the winter and spring of 2002-2003, adult-juvenile and larval CTS surveys were conducted on the Linwood site, and findings were negative. In consideration of the negative findings, Mr. Dan Buford of the Sacramento Office of the Service issued a "no-effect" letter on May 20, 2003.

According to the application, the project impacts on jurisdictional wetland habitat on the site are considered unavoidable. A Mitigation and Monitoring Proposal has been developed to offset the impacts to wetlands.

Compensatory mitigation for this project will be attained through the purchase of wetland mitigation credits at an approved mitigation bank on the Santa Rosa Plain. Proof of wetland mitigation credit purchases from an approved wetland mitigation bank has not been submitted to date and is therefore pending at this time.

Non-compensatory mitigation measures will include post-construction storm water treatment controls, which will be incorporated into the development project in order to decrease potential detrimental impacts associated with storm water runoff from the developed site. In a letter dated September 18, 2003, Ms. Mary-Jane Stimson and Mr. Curt Nichols of Carlile-Macy Civil Engineers, indicated that storm water treatment is proposed to be provided by three Vortechs units, to be located at the downstream ends of the storm drainage system. The units will be located outside of the public right-of-way as desired by the City of Santa Rosa and will be maintained by the project homeowners association. In addition, all stormdrain inlets will be stenciled or have attached signage indicating that they drain to the creek. In addition, erosion control Best Management Practices (BMPs) will also be incorporated into the project during construction to reduce the potential for erosion from the site.

The City of Santa Rosa, as the lead California Environmental Quality Act (CEQA) agency, prepared an Environmental Impact Report (EIR) for the Southeast Santa Rosa Specific Area Plan in 1993 pursuant to the CEQA.

The nearest receiving water is seasonal wetland habitat located in Santa Rosa Hydrologic Unit No. 114.22.

The proposed project is scheduled to begin during the spring or summer of 2004. Staff is proposing to regulate this project pursuant to Section 401 of the Clean Water Act (33 USC 1341) and/or Porter-Cologne Water Quality Control Act Authority. In addition, staff will consider all comments received during a 21-day comment period that begins on the first date of issuance of this letter. If you have any questions or comments, please contact staff member Andrew Jensen at (707) 576-2683, or at jensa@rb1.swrcb.ca.gov within 21 days of the posting of this notice.